

**MINUTES OF THE REGULAR MEETING OF THE PLANNING BOARD OF
THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM, VILLAGE
HALL, ON WEDNESDAY, JANUARY 9, 2002.**

Members Present: Peter Lilienfield, Chairman
William Hoffman
Jay Jenkins
Carolyn Burnett, Acting Secretary

Member Absent: Walter Montgomery

Also Present: Lino Sciarretta, Village Counsel
Joseph Elliot, Ad Hoc Planning Board Member
Edward P. Marron, Jr., Building Inspector
Florence Costello, Planning Board Clerk
Mary Beth Dooley, Environmental Conservation Board Member
Barbara Denyer, Architectural Review Board Member
Sheila Attai, Village Board Trustee
Applicants and other persons mentioned in these Minutes.

**IPB Matters
Considered:** **00-28 – Bridge Street Properties, LLC**
Sht. 3, P-103
00-40 – Astor Street Properties, LLC
Sht. 7, Portion of P-25000
01-26 – Danfor Realty
Sht. 13B, P-5, P-5C
01-41 – James R. Gleason & Kathleen Gleason
Sht. 14, Bl. 224, Lot 1,6,40
01-47 – Simon & Vesna Luburic
Sht. 10F, Bl. 253, Lot 2
01-58 – Ben I. Carlos
Sht. 7B, Bl. 247, Lot 2
02-01 – Vincent Anzano
Sht. 13B, P-11
02-02 – Yen & Elsie Wong
Sht. 13, P-37

Carried over: **94-03 – Westwood Development Associates, Inc.,** to be
considered at Special Meeting of IPB on
January 16, 2002.
01-45 – Larry & Ronna Rudolph
Sht. 12B, Lot 14

Informal: **02-03 – Abbott House**
Sht. 10, P-21

The Chairman called the meeting to order at 8:00 p.m.

Administrative:

- The Chairman welcomed Carolyn Burnett as a new member of the Planning Board.
- With reference to a Local Law adopted by the Village Board prohibiting the Board from considering any application concerning property on which taxes are delinquent, Mrs. Costello advised the Board that the Village Clerk-Treasurer had confirmed that all properties on the Agenda were current as to taxes and fees. Further, unless otherwise noted, the Applicants submitted evidence of Notice to Affected Property Owners.

IPB Matter #02-02:

**Application of Yen & Elsie Wong for Site
Development Plan Approval for property
at 36 Butterwood Lane East.**

At the Board meeting on December 5, 2001 (IPB Matter #01-36), the Board unanimously approved the Resolution granting final subdivision approval for a 2 lot subdivision of property of Yen Wong & Elsie Wong.

Emilio Escaladas, Architect, appeared for the current Application, seeking site development plan approval for construction of a single family residence on the presently undeveloped lot. Plans entitled Proposed Resubdivision of a Lot, Site Plan, Miscellaneous and Other Details, Yen & Elsie Wong, prepared by Escaladas Associates last revised December 13, 2001, Seven (7) sheets were submitted. The Board reviewed various aspects of the drawings and requested that the Applicant verify the coverage calculations and work with the Building Inspector to confirm compliance with Village Code requirements relating to the number of permissible stories. Certain members of the public, including Melinda Feinstein, questioned the drainage reflected in the plans, and the Applicant agreed to review the drainage issues with the Building Inspector and the Planning Board's Engineering Consultant, Mr. Mastromonaco. The Applicant confirmed that the stone walls along the west and northern edges of the property will be 2 feet high, and not the 3 feet high shown on the plans.

The Board determined that the Application is otherwise complete and set a public hearing for the next Board meeting on February 6, 2002.

IPB Matter #02-01:

**Application of Vincent Anzano for Site
Development Plan Approval for property at
220 Harriman Road.**

The Applicant appeared for himself. The Application relates to the legalization of an existing above ground swimming pool that was built without Planning Board approval.

Plan entitled Anzano Pool Project by James Sanok, Landscape Architect, dated August 28, 2001, was submitted. Mr. Lilienfield recused himself from consideration of the application, and Mr. Hoffman acted in his stead. The Board noted that the plans need to be signed by a professional engineer in compliance with Village requirements, and that additional screening is required on the western property line. The Applicant advised the Board that the 5 foot high chain link fence shown on the plans has been changed to a 6 foot stockade fence. The Building Inspector confirmed that the plans satisfy applicable coverage requirements.

The Board noted that site development plan approval is required, that the plans are otherwise complete, and set a public hearing on this matter for February 6, 2002. The Board requested that the Applicant confirm that notices are being sent to all affected property owners as indicated on current municipal tax records.

IPB Matter #01-58:

**Application of Ben I. Carlos for Site
Development Plan Approval for property
at 5 Half Moon Lane.**

The Applicant represented himself. This matter pertains to a proposed 1,064 square-foot addition to the Applicant's existing residence. The Chairman opened a public hearing on this matter. The Board noted that all notice deficiencies had been corrected, and the Applicant confirmed that no trees will be removed.

There being no comments from the public, the Board closed the public hearing. It determined that the application was for a proposal which is a Type II action under SEQRA.

On motion duly made and seconded, the Board granted site plan approval of plans entitled: Proposed Addition to Dy-Carlos Residence by Robert Hoene, Architect, dated September 27, 2000 revised July 25, 2001 (6 of 6 sheets).

IPB Matter #02-03:

**Informal Discussion of Abbott House for
Renewal of Special Permit.**

Marianne Sussman, Counsel, and Robert Costello, Director of Operations of Abbott House, appeared for the Applicant. The purpose was to hold an informal discussion about the Applicant's request for a renewal of its Special Permit.

The Chairman briefly described the manner in which Special Permits are granted and extended in the Village. The Applicant confirmed that it was not requesting any changes in the terms of the Special Permit. The Chairman suggested that the Applicant obtain information from the Police Department about any traffic problems and carried this matter over to the Board's next meeting.

IPB Matter #01-47:

Application of Simon and Vesna Luburic for Site Development Plan Approval for property at Northwest corner of Fieldpoint Drive and Harriman Road.

Mr. Rudolph Petrucelli, P.E., and Mr. Barry Milowitz, Architect, represented the Applicant, and Mr. Luburic appeared before the Board as well. Drawings submitted were: Proposed Site Plan for Mr. Simun Luburic by Petrucelli Engineering dated October 22, 2001, revised December 10, 2001 (3 sheets), and plans entitled Luburic Residence by the Milowitz Office, dated November 21, 2001 revised December 18, 2001 (4 sheets). Site Development Plan Approval is being requested for a 56,785 square-foot parcel of land that is part of the Approved Subdivision Map for Louis Goodkind.

After requesting that the Applicant (1) confirm compliance with ordinances regarding number of stories, (2) correct discrepancies in the drawings and (3) consult with Mr. Mastromonaco about the construction of the culvert, the Board deemed the application complete and set a public hearing on this matter for February 6, 2002. The Board reiterated its concern about the height of the proposed structure.

IPB Matter #01-41:

Application of James R. Gleason & Kathleen Gleason for Preliminary Subdivision and Limited Site Development Plan Approval of property at 115 South Broadway

Richard J. Blancato, Esq., represented the Applicant. This matter, a continuation, involves the proposed subdivision of a merged lot, in a Multi Family Residential District at the corner of East Clinton Avenue and Broadway, into two building lots, one of which currently has a house. Plans submitted at the December Planning Board meeting were: Site Plan and Subdivision, dated 12/05/01 by Charles Riley.

The Applicant indicated that the Zoning Board of Appeals had granted variances for the property; the Chairman noted that the Planning Board had received a letter from the Zoning Board confirming and detailing the variances. The Board raised concerns about the manner in which the building envelope is measured and advised the Applicant that there needs to be further analysis of the proper placement of the driveway(s) on the property. The Planning Board otherwise deemed the Application complete and scheduled a public hearing for February 6, 2002.

IPB Matter #00-40:

Application of Astor Street Associates, LLC for Subdivision and Site Development Plan Approval for property at Astor Street.

Paul Sirignano, Esq., appeared for the Applicant. This matter, a continuation, involves the proposed rehabilitation of the former MTA electrical substation into a residential housing development of nineteen one-bedroom units, four of which will be at specific below-market rental rates. The Applicant submitted a new set of plans for the Planning Board's consideration, specifically: Proposed Alteration of Existing Building to Dwelling Units for Astor Street Associates, LLC: Sheets CS, SP1, SP2, SP3, SP4, SP5, LS, dated December 14, 2001, prepared by TM Engineering & Consulting, and Proposed Retaining Wall at Astor Street, Sheet S-1 and S-2, dated 10/29/01 last revised 12/14/01, prepared by G.A.L. Associates.

The Board reopened the public hearing on the current Application. The Applicant indicated that the Zoning Board of Appeals had granted variances or otherwise provided interpretations on the property, and the Chairman confirmed that the Board had received a letter from the Zoning Board confirming and detailing the variances and interpretations. The current set of plans show 18 parking spaces on site, with 4 additional parking spaces in the Metro North parking lot to be dedicated, by easement. The Board indicated that the Applicant still needed to provide complete details on this and other easements affecting the property.

The Board noted that the SEQRA process must still be completed, that it wanted additional details regarding the piping in the Metro North parking lot which will be used for drainage, and that the Applicant should address certain other technical issues raised by Mr. Mastromonaco. The Board indicated that it would likely treat this matter as an Unlisted Action, and requested the Applicant provide a draft SEQRA Findings Statement and a draft Resolution for the Board's review along with any other outstanding plans/documents. The Board closed the public hearing on this matter.

IPB Matter #00-28:

Application of Bridge Street Properties, LLC for Site Development Plan Approval for property at One Bridge Street.

John Kirkpatrick, Esq., appeared for the Applicant. The Application relates to the proposed construction of an office building at Two West Main Street. The Board noted that the public hearing on this matter had been closed last month.

The Applicant agreed to address certain remaining minor comments raised by Mr. Mastromonaco. The Chairman acknowledged receipt of a letter from Barbara Casey and stated that most, if not all, of the issues raised therein had been addressed over the 18-month period of this Application. He acknowledged that certain issues may be raised again by the Architectural Review Board.

After discussion, on motion duly made and seconded, the Board granted site plan approval (see attached Resolution) to the drawings with revision dates as follows (subject to slight modification with regard to the location of the striping for pedestrian walks):

SU-01 -- Parking & Fire Access (12/14/01)
SU-02 -- Survey (6/26/01)
SU-03 -- Site Details (6/26/01)
SU-04 -- Site & Utility (12/11/01)
SU-05 -- Parking & Ingress/Egress Plan (12/11/01)
SU-06 -- Sewer & Drainage Improvements (5/22/01)
SU-07 -- Water System Improvements (7/26/01)

IPB Matter #01-26:

**Application of Danfor Realty for
Preliminary Subdivision Layout and Limited
Site Plan Approval for property at
Harriman Road.**

Paul Petretti, Civil Engineer and Land Surveyor, appeared for the Applicant. This matter is a continuing application for preliminary subdivision layout and limited site plan approval of a seven-lot subdivision (2 lots of which are already improved).

The Board requested that the Applicant begin the SEQRA process by notifying the ARB, the ECB, the Board of Trustees, the County Health Department, and any other interested/involved agencies of the Planning Board's intent to be Lead Agency. The Board also noted the existence of a park located on the north side of Harriman Road, across the street from the subject. There was a brief discussion of certain aspects of the plans, and a site walk was scheduled for January 26, 2002 at 9:30 a.m.; the applicant indicated that the proposed roadway, property lines and locations of buildings would be staked in the field. The Board continued this matter.

The Board then confirmed both its Special Meeting of January 16, 2002 at 8:00 p.m. to consider the Westwood matter and the scheduling of the next Regular Meeting for February 6, 2002.

The Board approved the Minutes for the December 5, 2001 meeting.

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Carolyn Burnett, Acting Secretary